



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Richard J. Bruckner**  
Director

**NOTICE OF COMPLETION AND AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT  
NOTICE OF HEARING EXAMINER PUBLIC HEARING FOR THE  
DISNEY | ABC STUDIOS AT THE RANCH PROJECT  
STATE CLEARINGHOUSE NO. 2010011010  
COUNTY PROJECT NO. TR071216-(5)  
PLAN AMENDMENT NO. 200900010  
ZONE CHANGE NO. 200900012  
VESTING TENTATIVE TRACT MAP NO. 071216  
CONDITIONAL USE PERMIT NO. 200900126  
OAK TREE PERMIT NO. 200900041  
PARKING PERMIT NO. 201000002  
ENVIRONMENTAL REVIEW NO. 200900112**

The County of Los Angeles, acting in the capacity of Lead Agency under the California Environmental Quality Act ("CEQA") and the County Environmental Document Reporting Procedures and Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Draft Environmental Impact Report ("DEIR") for the **Disney | ABC Studios at The Ranch Project** ("Project"). This DEIR has been prepared in accordance with, and pursuant to, CEQA, Public Resources Code Sections 21000-21189.3, and the "Guidelines for California Environmental Quality Act" (State CEQA Guidelines), California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387.

## **SITE LOCATION**

The Project Site is located in the Santa Clarita Valley, in unincorporated Los Angeles County and the City of Santa Clarita, approximately 3 miles northeast of the Interstate 5 and State Route 14 interchange and slightly east of State Route 14 at Placerita Canyon Road. The Project Site is comprised of the following areas: the primary 58-acre Development Area, the Water Tank Area, the Trail Area, the Potential Mobile Home Relocation Areas, and Conditional Parking Areas, all located within the approximately 890-acre Golden Oak Ranch ("the Ranch"), and the Off-Site Infrastructure Improvement Areas located within unincorporated Los Angeles County and the City of Santa Clarita.

## **PROPOSED PROJECT**

The Project elements proposed within the Ranch, which includes approximately 30 acres of offsite City of Los Angeles Department of Water and Power ("LADWP") transmission corridor right-of-way, consist of the following: a 58-acre Development Area, including 44 acres of new onsite development associated with a vesting tentative tract map ("44-acre Area") and approximately 14 acres within the LADWP transmission corridor for two adjacent parking lots. The 44-acre Area would be developed with a maximum of 555,950 square feet, including 12 soundstages, six production offices, six mills, six writer/producer bungalows, one warehouse, one commissary, and one administration building with a maximum building height of 60 feet, or, alternatively, in lieu of four soundstages, two mills, and two production offices within the northern portion of the 44-acre Area, an optional single media office building is proposed, reducing total development to 510,000 square feet; a bridge 220 feet in length spanning Placerita Creek to provide primary access between areas north and south of the creek; a central utility plant located in the southwest corner and an electrical substation located in the northerly corner of the 44-acre Area; parking exceeding County Code requirements is proposed onsite within the 44-acre Area and within the LADWP transmission corridor right-of-way in the Development Area, or, alternatively additional parking within two Conditional Parking Areas located east of the Development Area; removal of 158 oak trees and encroachment into the protected zone of 82 oak trees; the relocation of the Ranch foreman's mobile home residence from the 44-acre Area to one of two potential sites on the

southeastern corner of the Ranch; demolition of an abandoned structure located on the 44-acre Area; vacation of Delden Road located within the 44-acre Area; a 2,000,000-gallon water tank, 40 feet in height, proposed south of Placerita Canyon Road; a trail, approximately 4,600 feet in length, proposed south of Placerita Canyon Road, which would connect to existing trails within Angeles National Forest; and grading in excess of 100,000 cubic yards, including offsite transport and possible night hauling. The Project also proposes infrastructure improvements located onsite and offsite within unincorporated Los Angeles County and the City of Santa Clarita as well as the continuation of existing uses, including outdoor filming sets on 195 acres, filming backdrop on 637 acres, and agricultural and oil production uses.

## **SUMMARY OF SIGNIFICANT ENVIRONMENTAL EFFECTS**

The following is a summary of the impacts associated with the Project determined in the DEIR to be significant and unavoidable: (1) Noise – Project and cumulative short-term noise impacts during installation of off-site utility infrastructure; cumulative operational noise impacts due to off-site traffic volumes; (2) Air Quality – Project and cumulative regional air quality impacts (VOCs and NO<sub>x</sub>) during construction; and (3) Traffic, Access and Parking – cumulative construction traffic impacts to the extent haul trips associated with construction of a third-party project coincide with soil export trips generated by the Project.

## **REVIEWING LOCATIONS**

The formal public review period for the DEIR will be from **May 4, 2012 to June 18, 2012 (45 days)**. A public hearing only for taking public testimony on the DEIR and the Project has been scheduled before the Los Angeles County Department of Regional Planning Hearing Examiner starting at 6:00 p.m. and ending after the last testifier or 9:00 p.m., whichever comes first, on **June 4, 2012**, at the County's William S. Hart Museum and Park, **Hart Hall**, located at 24151 Newhall Ave, Newhall, California 91321, (661) 254-4584 (see attached map). All comments received by the closing of the public review period for the DEIR will be considered in the Final EIR. To ensure public access to the DEIR, copies of the document are available for review online at <http://planning.lacounty.gov/case/all> (listed under Vesting Tentative Tract Map 071216) and at the libraries listed below:

Castaic Library  
27971 Sloan Canyon Road  
Castaic, CA 91384 (661) 257-7410

Newhall Library  
22704 W. 9<sup>th</sup> Street  
Newhall, CA 91321 (661) 259-0750

Canyon Country Jo Anne Darcy Library  
18601 Soledad Canyon Road  
Santa Clarita, CA 91351 (661) 251-2720

Valencia Library  
23743 W. Valencia Blvd.  
Santa Clarita, CA 91355 (661) 259-8942

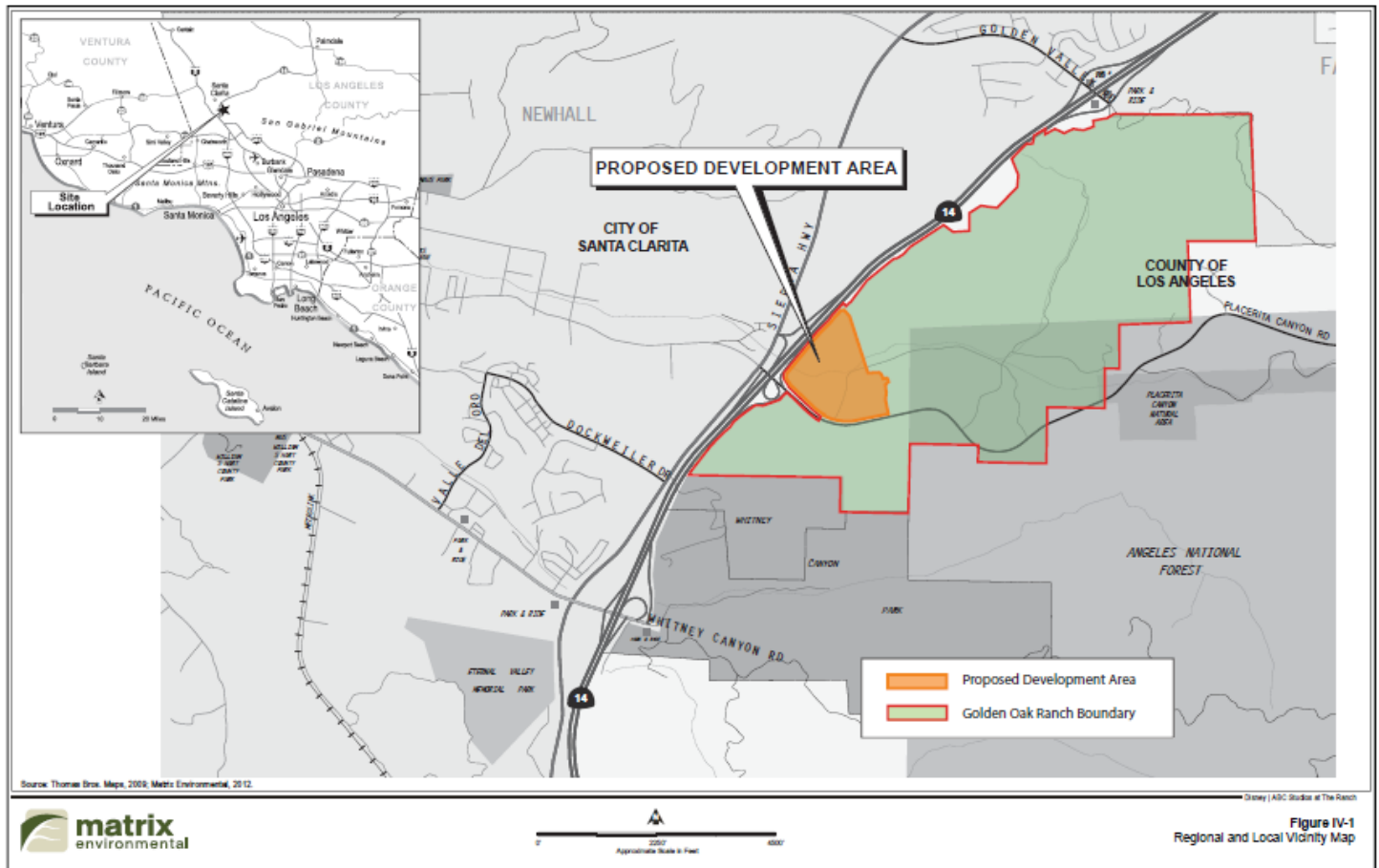
Copies of the DEIR and documents referenced in the DEIR will also be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m., at:

Los Angeles County  
Department of Regional Planning  
Special Projects Section, Room 1362  
320 West Temple Street  
Los Angeles, CA 90012  
(213) 974-6461

Please submit written comments on the DEIR to **Christina Tran** of the Department of Regional Planning at the address above, or via email at [ctran@planning.lacounty.gov](mailto:ctran@planning.lacounty.gov).

## PROJECT VICINITY MAP

### Disney | ABC Studios at the Ranch Site



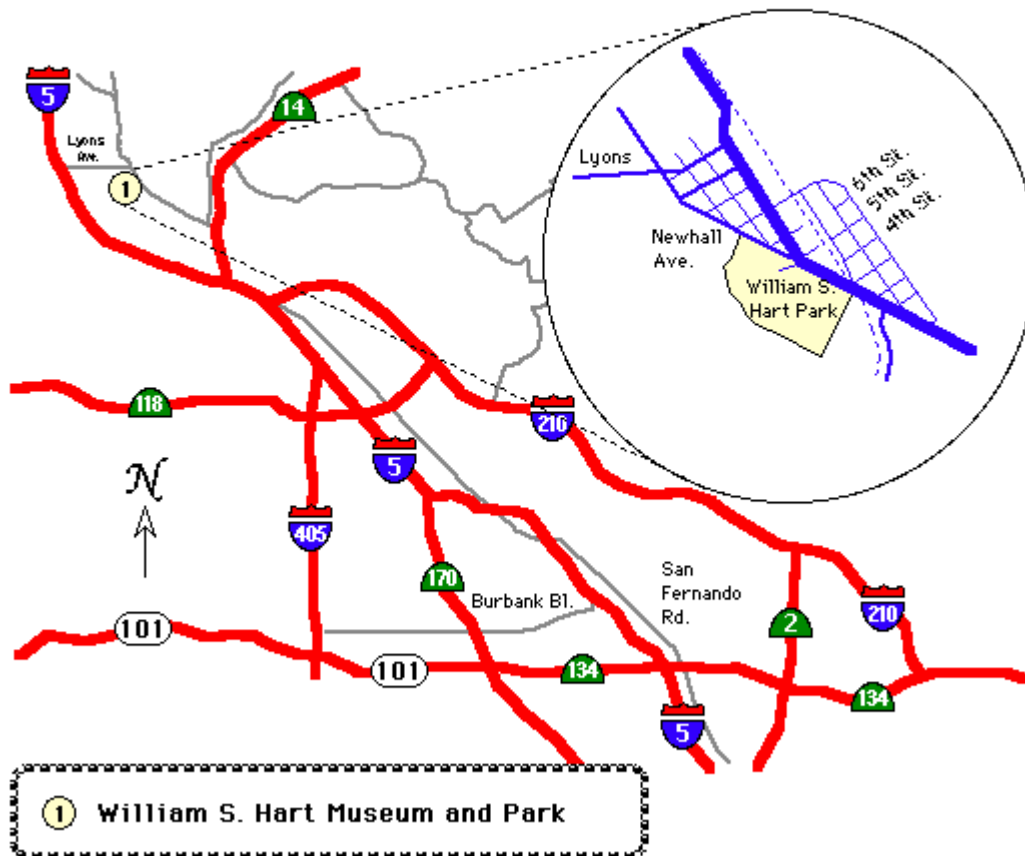
**Disney | ABC Studios at The Ranch Hearing Examiner Public Hearing**  
**June 4, 2012 - Hart Hall, 6:00 p.m.**

The William S. Hart Museum and Park's address has changed its street name from 24151 San Fernando Road to 24151 Newhall Avenue. Please note that Hart Hall and the Museum and Park's physical location has not changed.

## William S. Hart Museum and Park

A Member of the Natural History Museum of Los Angeles County  
24151 Newhall Avenue, Newhall, CA 91321

Museum Information and Hours: (661) 254-4584    Park Information and Hours: (661) 259-0855



"Este es un aviso de una audiencia pública de acuerdo al decreto de la protección del medio ambiente de California. El proyecto que se considera por el Condado de Los Angeles es un proyecto de desarrollo del uso del suelo en Disney|ABC Studios at The Ranch. Una audiencia pública para considerar el proyecto tendrá lugar el día 4 de Junio 2012. Si necesita más información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".